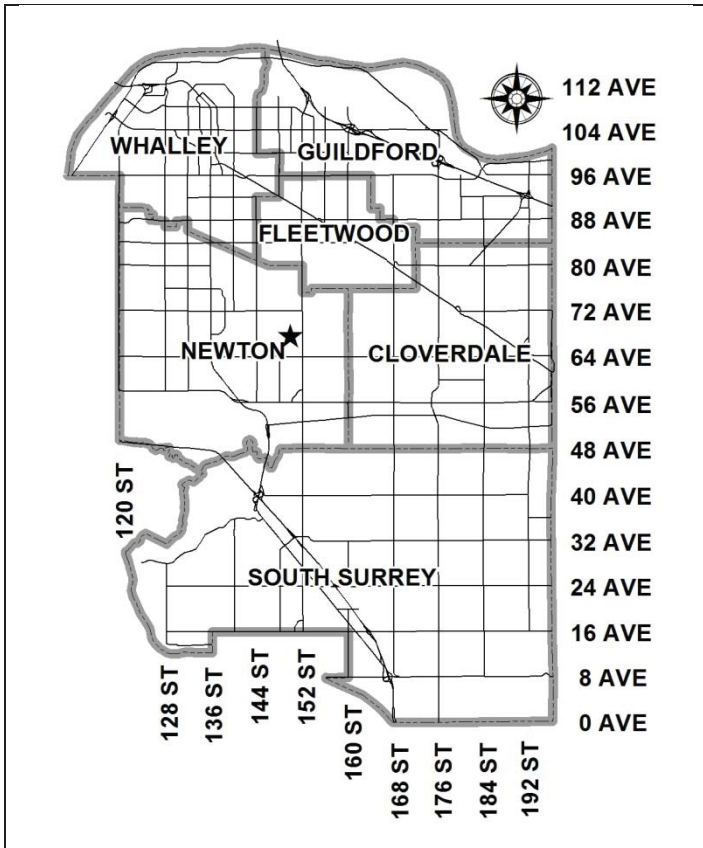


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0424-00

Planning Report Date: December 18, 2017



**PROPOSAL:**

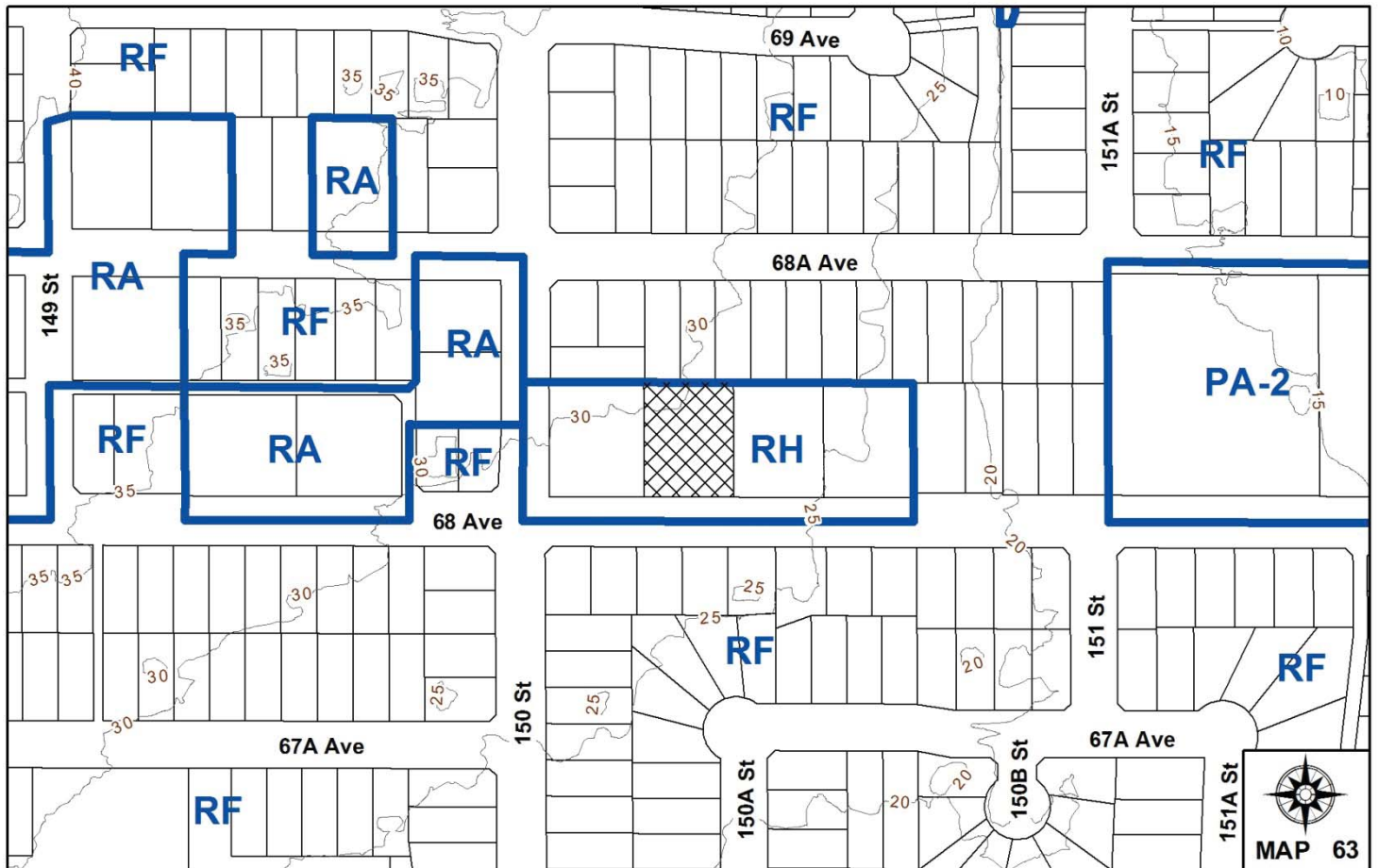
- **Rezoning** from RH to RF to allow subdivision into two (2) single family lots.

**LOCATION:** 15039 - 68 Avenue

**ZONING:** RH

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Urban Single Family Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP and the East Newton South NCP land use designations.
- The proposed density and building form are appropriate for this part of Newton, and is in keeping with the existing subdivisions in the area.
- The neighbours to the east and west of the subject site have similar subdivision potential.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: **Projected number of students from this development:**  
1 student at T.E. Scott Elementary School  
(Appendix IV)  
The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.
- Parks, Recreation & Culture: Parks Department has no requirements for the subject project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings.	Urban / Urban Single Family Residential	RF
East:	Single family dwelling.	Urban / Urban Single Family Residential	RH
South (Across 68 Avenue):	Single family dwellings.	Urban / Urban Single Family Residential	RF
West:	Single family dwelling.	Urban / Urban Single Family Residential	RH

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Urban Single Family Residential" in the East Newton South Neighbourhood Concept Plan (NCP), and zoned "Half-Acre Residential Zone (RH)".
- The subject property is approximately 1,858 square metres (19,995 sq. ft.) in area and is located mid-block on the north side of 68 Avenue between 150 Street and 152 Street.
- The subject property is in a row of four RH zoned properties along this block. However, the surrounding neighbourhood are predominantly zoned RF.

Current Proposal

- The applicant is proposing to rezone the subject property from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" in order to allow subdivision into two (2) single family lots.
- The proposed RF zoned lots are consistent with the "Urban" designation in the Official Community Plan (OCP) and the "Urban Single Family Residential" designation in the East Newton South Neighbourhood Concept Plan (NCP).
- The proposed lots are 19.1 metres (63 ft.) wide, 46.8 metres (154 ft.) deep, and are approximately 891 square metres (9,590 sq. ft.) in area. At these dimensions, the lots meet the minimum lot width, depth, and area requirements of the RF Zone.

- The existing dwelling is proposed to be retained. The applicant has provided a survey certificate that shows the existing buildings comply with the RF Zone requirements.

#### Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed a set of building design guidelines based on the findings of the study (Appendix V).
- There are no specific interface treatments required. “New-Traditional”, “Neo-Heritage”, “Rural Heritage”, and “West Coast Modern” will be compatible with the existing homes in the study area.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on these lots.

#### PRE-NOTIFICATION

Pre-notification letters were sent to surrounding property owners on October 10, 2017 and a Development Proposal Sign was installed on October 20, 2017. To date, staff have not received any correspondence or calls regarding this application.

#### TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Locust	3	3	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	1	0
<b>Total</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Total Retained and Replacement Trees</b>		<b>6</b>	
<b>Contribution to the Green City Fund</b>		<b>\$800</b>	

- The Arborist Assessment states that there are a total of four (4) protected trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained a 2 to 1 replacement ratio is required. This will require a total of eight (8) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of [3] trees per lot), the deficit of two (2) replacement trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are currently proposed to be retained or replaced by the Arborist on the site with a contribution of \$800 to the Green City Fund.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.47
Hectares	0.19
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	19.4 metres (64 ft.)
Range of lot areas (square metres)	891 square metres (9,590 sq. ft.)
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.5 uph / 4.3 upa
Lots/Hectare & Lots/Acre (Net)	11.1 uph / 4.5 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	33%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	58%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO





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**Hub Engineering Inc.** Member  
 Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 15039 - 68 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	2015-220	DATE:	JAN 2016	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

# INTER-OFFICE MEMO

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**TO: Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

**FROM: Development Services Manager, Engineering Department**

**DATE: Dec 13, 2017** PROJECT FILE: **7817-0424-00**

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**RE: Engineering Requirements  
Location: 15039 68 Ave**

## REZONE/SUBDIVISION

### *Property and Right-of-Way Requirements*

- dedicate 1.942 m for the ultimate 12.0 m road allowance from centre line;
- register a 0.5 m statutory right-of-way (SRW) for inspection chamber and sidewalk maintenance

### *Works and Services*

- construct north side of 68 Avenue to Collector Road cross section (SSD-R.2) with 1.8 m wide sidewalk along property line; street lighting; and street trees. Widen existing pavement by 2.2 m to create a parking pocket;
- construct 6.0 m wide letdowns; and
- construct water, sanitary, and storm service connections, complete with inspection chambers or water meters, to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.  
Development Engineer

M51



Planning October-16-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0424 00

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

September 2019 Enrolment/School Capacity

<b>T. E. Scott Elementary</b>	
Enrolment (K/1-7):	59 K + 489
Capacity (K/1-7):	100 K + 375
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1258
Nominal Capacity (8-12):	1250
Maximum Operating Capacity*(8-12):	1350

**School Enrolment Projections and Planning Update:**

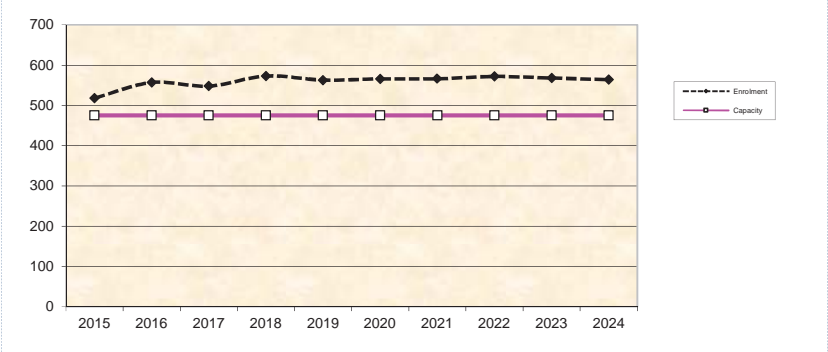
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

In 2012 a 200 capacity addition was added to T. E. Scott. As of September 2017, there are 3 portables on-site used as enrolling spaces. Th school current capacity is 475.

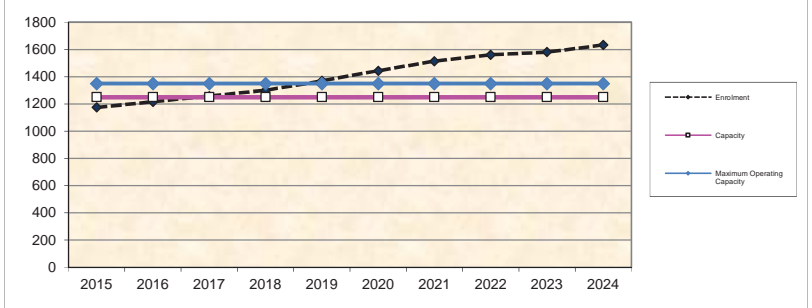
There is currently no future additions in the 2018/2019 Capital Plan planned for T. E. Scott.

As of September 2017, Frank Hurt Secondary is at capacity. The school is projected to grow by 400 students over the next 10 years. As part of the District's 2018/19 Capital Plan, the District is requesting a 400 capacity addition which is targeted to be open in 2022/23.

**T. E. Scott Elementary**



**Frank Hurt Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students..  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 17-0424 (Karm Gill)  
**Property Location:** 15039- 68 Avenue, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

**1. Residential Character****1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The area surrounding the subject site is an urban area built out in the 1990's-2000. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-4000sf.

Most of the existing homes have mid to mid-massing characteristics with 65.00% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch of 4/12 to a medium pitch of 8-9/12 common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Hardi & Stucco. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 88.00% of the homes having Exposed Aggregate driveways.

**1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:**

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 10-15 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and

construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

<b>Dwelling Types/Locations:</b>	"Two-Storey"	100.00%
	"Basement /Cathedral Entry"	0.00%
	"Rancher (Bungalow)"	0.00%
	"Split Levels"	0.00%

<b>Dwelling Sizes/Locations: (Floor Area and Volume)</b>	Size range: 0.00% under 2000 sq.ft excl. garage
	53.00% 2001 - 2500 sq.ft excl. garage
	47.00% over 2501 sq.ft excl. garage

<b>Exterior Treatment /Materials:</b>	Vinyl: 47.00%    Hardi: 35.00%    Stucco: 18.00%
	Brick or stone accent on 100.00% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 35.00% Cedar Shingles: 29.00%  
Concrete Tiles: 24.00%    Tar & Gravel: 0.00%  
29.00% of homes have a roof pitch of 4-6:12 and  
71.00% have a roof pitch of 8:12 to 9:12 and greater.

**Window/Door Details:** 82.00% of all homes have rectangular windows

**Streetscape:**A variety of simple "Two Story", 10-15 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Vinyl, Hardi and Stucco.

**Other Dominant Elements:** Most of the existing homes located in the immediate study area have covered front verandas.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

<b>Dwelling Types:</b>	Two-Storey, Split Levels and Ranchers (Bungalows).
<b>Dwelling Sizes:</b>	Two-Storey or Split Levels - 2000 sq.ft. minimum
<b>Floor Area/Volume:</b>	Basement Entry - 2000 sq.ft. minimum
	Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 6:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**




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Ran Chahal, Design Consultant  
Architectural Technologist AIBC, CRD  
Apex Design Group Inc.

December 12, 2017  
Date

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	15039 68 <sup>th</sup> Ave, Surrey, BC
Address:	
Registered Arborist:	Cody Laschowski ISA Certified Arborist (PN7870A) Certified Tree Risk Assessor (TRAQ)
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
<b>Protected Trees to be Removed</b>	4
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	8
- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	2
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	0

Summary prepared and submitted by:

Cody Laschowski



June 27th, 2017

Arborist

Date